

036.A

0002

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

166,300 / 166,300

166,300 / 166,300

166,300 / 166,300

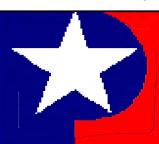
PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

APPRaised:

USE VALUE:

ASSESSED:

**Patriot**
Properties Inc.

No	Alt No	Direction/Street/City
9		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: ABBOTT ROBERT E JR	
Owner 2:	
Owner 3:	

Street 1: 19 LORRAINE TERRACE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>

Postal: 02474	Type: <input type="text"/>
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PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry: <input type="text"/>
Postal:	<input type="text"/>

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
102										Yard Items				Land Value	
0.000										166,300				Total Value	
166,300															
Total Card										0.000				166,300	
Total Parcel										0.000				166,300	
Source: Market Adj Cost										Total Value per SQ unit /Card: 363.10				/Parcel: 363.1	
Entered Lot Size															
Total Land:															
Land Unit Type:															

PREVIOUS ASSESSMENT										Parcel ID		036.A-0002-0004.0			
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	161,700	0	.	.	161,700	161,700	Year End Roll	12/18/2019
2019	102	FV	149,200	0	.	.	149,200	149,200	Year End Roll	1/3/2019
2018	102	FV	141,700	0	.	.	141,700	141,700	Year End Roll	12/20/2017
2017	102	FV	39,700	0	.	.	39,700	39,700	Year End Roll	1/3/2017
2016	102	FV	66,100	0	.	.	66,100	66,100	Year End	1/4/2016
2015	102	FV	125,000	0	.	.	125,000	125,000	Year End Roll	12/11/2014
2014	102	FV	120,400	0	.	.	120,400	120,400	Year End Roll	12/16/2013
2013	102	FV	120,400	0	.	.	120,400	120,400		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								

17795-236	1/1/1987	81,000	No	No	Y												
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BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name

9/28/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Building Number 9.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 3	BRs: 1
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.81004369
Const Adj.:	0.93984729
Adj \$ / SQ:	544.373
Other Features:	32660
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	239686
Depreciation:	73344
Depreciated Total:	166342

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	462.72	
Special Features:	0	Val/Su Net:	363.10	
Final Total:	166300	Val/Su SzAd:	363.10	

PARCEL ID

036.A-0002-0004.0

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1st Res Grid	Desc: Line 1	# Units: 1
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Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 3	BRs: 1
	Baths: 1	HB

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	458	544.370	249,323						

Net Sketched Area: 458 Total: 249,323

Size Ad 458 Gross Are 458 FinArea 458

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items: []

Total Special Features: []

Total: []